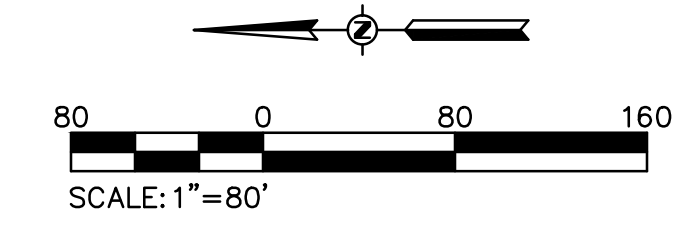
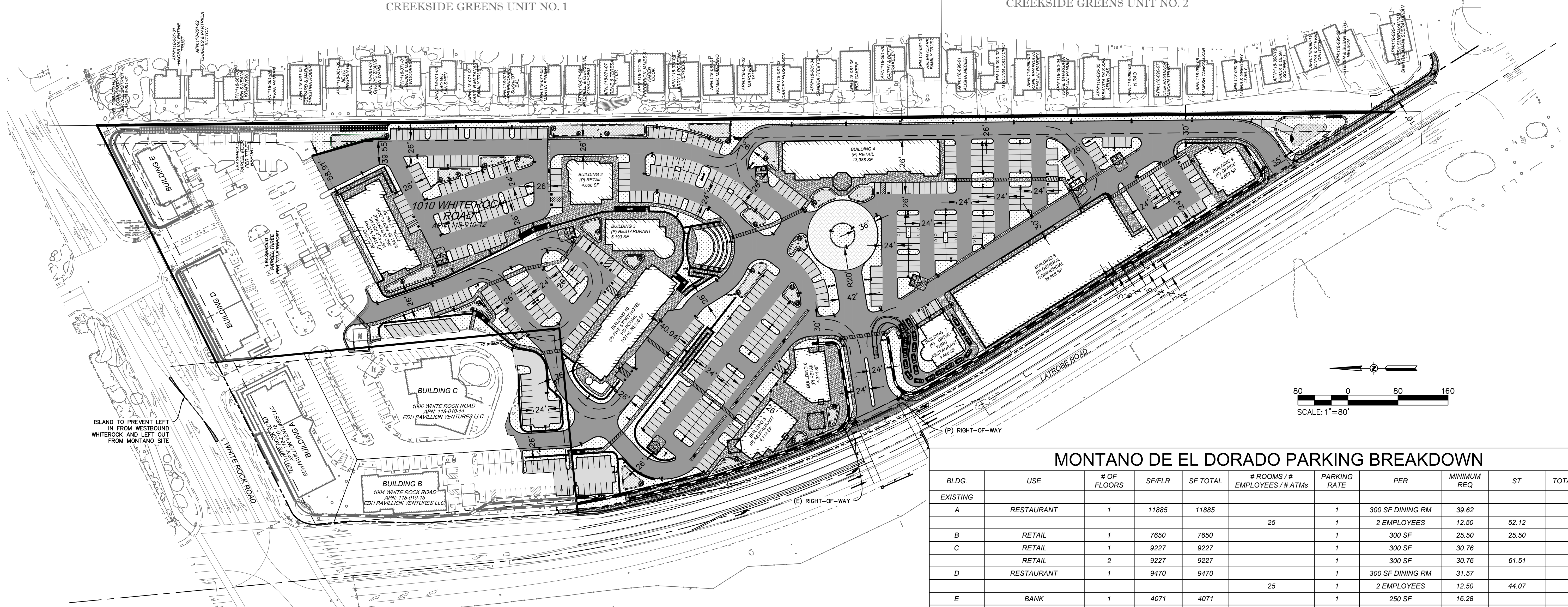


# MONTANO DE EL DORADO PHASE II MASTER PLAN PRELIMINARY SITE PLAN

WHITE ROCK ROAD & LATROBE ROAD  
EL DORADO HILLS, CA  
COUNTY OF EL DORADO  
APNs: 118-010-12-100, 118-010-14-100, & 118-010-15-100

CREEKSIDE GREENS UNIT NO. 1

CREEKSIDE GREENS UNIT NO. 2



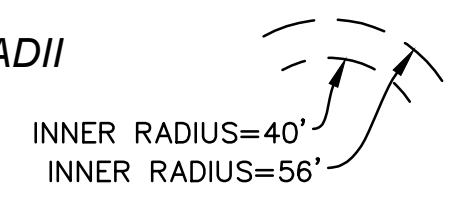
ISLAND TO PREVENT LEFT IN FROM WESTBOUND WHITEROCK AND LEFT OUT FROM MONTANO SITE

## MONTANO DE EL DORADO PARKING BREAKDOWN

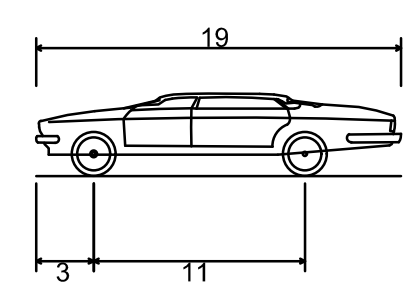
BLDG.	USE	# OF FLOORS	SF/FLR	SF TOTAL	# ROOMS / # EMPLOYEES / # ATMs	PARKING RATE	PER	MINIMUM REQ	ST	TOTAL / BLDG.
<b>EXISTING</b>										
A	RESTAURANT	1	11885	11885	25	1	300 SF DINING RM	39.62		53
B	RETAIL	1	7650	7650		1	2 EMPLOYEES	12.50	52.12	26
C	RETAIL	1	9227	9227		1	300 SF	25.50	25.50	62
D	RETAIL	2	9227	9227		1	300 SF	30.76	30.76	45
E	RESTAURANT	1	9470	9470		1	300 SF DINING RM	31.57	44.07	18
E	BANK	1	4071	4071		1	2 EMPLOYEES	12.50	17.28	204
SUB-TOTAL 1				51530			ATM	1		
<b>PROPOSED</b>										
1	RETAIL	12	8841	8841		1	300 SF	29.47		65
1	OFFICE		8841	8841		1	250 SF	35.36	64.83	16
2	RETAIL	1	4606	4606		1	300 SF	15.35	15.35	30
3	RESTAURANT	1	5193	5193		1	300 SF DINING RM	17.31	29.81	47
3					25	1	2 EMPLOYEES	12.50	46.63	29
4	RETAIL	1	13988	13988		1	300 SF	14.47	14.47	13
5	RESTAURANT	1	4714	4714		1	300 SF DINING RM	15.71	28.21	15
5					25	1	2 EMPLOYEES	12.50	12.22	150
6	RETAIL	1	4341	4341		1	300 SF	14.47	14.47	19
7	DRIVE-THRU RESTAURANT	1	3665	3665		1	300 SF GFA	12.22	12.22	19
8	GENERAL COMMERCIAL	1	29968	29968		1	200 SF AUA	149.84	149.84	19
9	OFFICE	1	4607	4607		1	250 SF	18.43	18.43	19
10	HOTEL	2, 3, 4, & 5	11260	45040	100	1.2	GUEST ROOM	120.00		19
10	OFFICE	1	1246	1246		1	50% OF 250 SF	2.49		19
10	CHECK-IN ENTRY	1	1850	1850		1	50% OF 300 SF	3.08		19
10	BAR	1	3500	3500		1	300 SF	11.67		19
10	MEETING ROOMS	1	3500	3500	12	1	2 EMPLOYEES	6.00	178.24	19
SUB-TOTAL 2				143900			50% OF 50 SF	35.00		767
<b>ESTIMATED PARKING REQUIRED</b>										767
<b>PARKING PROVIDED</b>										
							REGULAR	COMPACT	ACCESSIBLE	
EXISTING							158	73	10	241
PROPOSED							468	39	19	526
TOTAL PROVIDED							626	112	29	767

### LEGEND:

FIRE TURNING RADII



PASSENGER CAR TURNING RADII



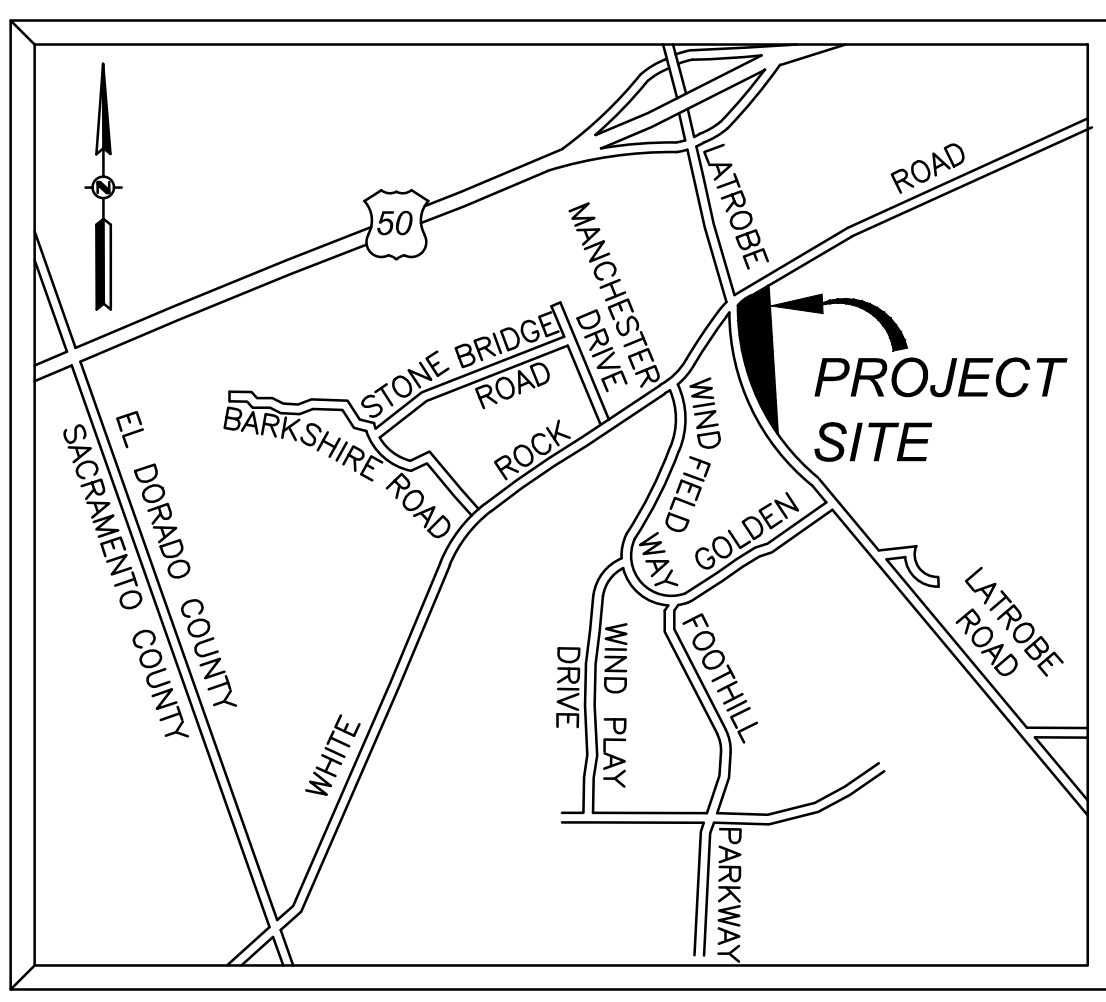
P - Passenger Car  
Overall Length 19.000ft  
Overall Width 7.000ft  
Overall Body Height 4.300ft  
Min Body Ground Clearance 1.115ft  
Track Width 6.000ft  
Lock-to-lock time 4.00s  
Max Steering Angle (Virtual) 31.60°

### NOTES:

- SEE PRELIMINARY GRADING, & UTILITY PLANS FOR (P) EASEMENTS.
- SEE SHEET C2 FOR SITE BOUNDARY BEARINGS AND DISTANCES.
- STANDARD STALL DIMENSIONS ARE 9' WIDE x 18' LONG.

### SHEET INDEX

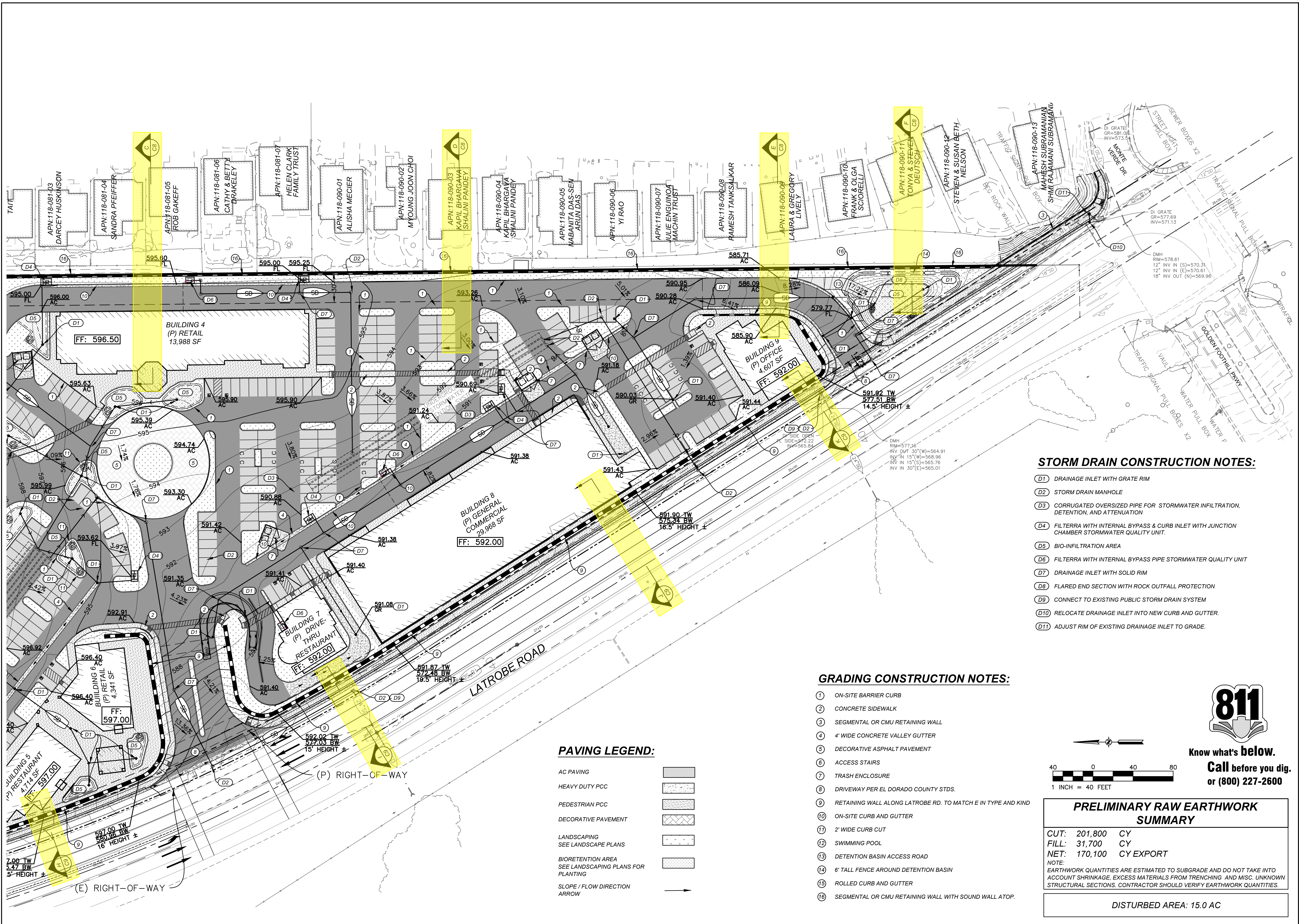
- C1 PRELIMINARY SITE PLAN
- C2 EXISTING CONDITIONS PLAN
- C3 PRELIMINARY GRADING, DRAINAGE, AND PAVING PLAN
- C4 PRELIMINARY GRADING, DRAINAGE, AND PAVING PLAN
- C5 PRELIMINARY WATER AND SANITARY SEWER PLAN
- C6 PRELIMINARY WATER AND SANITARY SEWER PLAN
- C7 PRELIMINARY OFF-SITE SANITARY SEWER PLAN
- L1.1 PLANTING PLAN A
- L1.2 PLANTING PLAN A
- TM1 TENTATIVE MAP
- TM2 TENTATIVE MAP
- SITE LIGHTING PLAN 1 - OVERALL
- SITE LIGHTING PLAN 2 - DETAIL
- SITE LIGHTING PLAN 3 - DETAIL
- SITE LIGHTING PLAN 4 - DETAIL
- SITE LIGHTING PLAN 5 - DETAIL
- SITE LIGHTING LIGHT FIXTURE DETAILS



VICINITY MAP  
NOT TO SCALE

DESIGN	TSM	RFE	RFE	CHECK NO.	REVISION	DATE	APPRVD
DRAWN	TSM	RFE	RFE				
QUANT.							
0	1	2	2				
ORIGINAL SCALE IS IN INCHES							
<b>PRELIMINARY</b> NOT FOR CONSTRUCTION							
<b>RFE ENGINEERING, INC.</b> 2240 Douglas Blvd., Suite 100, Roseville, CA 95661 Ph: 916-772-7900 Fax: 916-772-7804 www.RFEengineering.com							
<b>ARROWEST PROPERTIES, INC. CA</b> 4020 SIERRA COLLEGE BLVD., # 200 ROCKLIN, CA 95667 VINAI PERKINS 916-284-2555							
<b>PRELIMINARY SITE PLAN</b>							
Drawing							Sheet
							<b>C1</b>
of							of
							<b>17</b>
							06/08/2021





**STORM DRAIN CONSTRUCTION NOTES:**

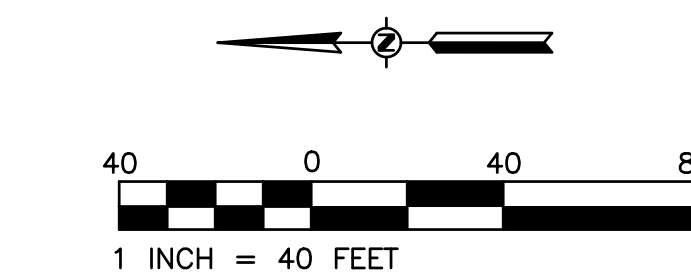
- (D1) DRAINAGE INLET WITH GRATE RIM
- (D2) STORM DRAIN MANHOLE
- (D3) CORRUGATED OVERSIZED PIPE FOR STORMWATER INFILTRATION, DETENTION, AND ATTENUATION
- (D4) FILTERRA WITH INTERNAL BYPASS & CURB INLET WITH JUNCTION CHAMBER STORMWATER QUALITY UNIT.
- (D5) BIO-INFILTRATION AREA
- (D6) FILTERRA WITH INTERNAL BYPASS PIPE STORMWATER QUALITY UNIT
- (D7) DRAINAGE INLET WITH SOLID RIM
- (D8) FLARED END SECTION WITH ROCK OUTFALL PROTECTION
- (D9) CONNECT TO EXISTING PUBLIC STORM DRAIN SYSTEM
- (D10) RELOCATE DRAINAGE INLET INTO NEW CURB AND GUTTER.
- (D11) ADJUST RIM OF EXISTING DRAINAGE INLET TO GRADE.

**GRADING CONSTRUCTION NOTES:**

- ① ON-SITE BARRIER CURB
- ② CONCRETE SIDEWALK
- ③ SEGMENTAL OR CMU RETAINING WALL
- ④ 4' WIDE CONCRETE VALLEY GUTTER
- ⑤ DECORATIVE ASPHALT PAVEMENT
- ⑥ ACCESS STAIRS
- ⑦ TRASH ENCLOSURE
- ⑧ DRIVEWAY PER EL DORADO COUNTY STDS.
- ⑨ RETAINING WALL ALONG LATROBE RD. TO MATCH E IN TYPE AND KIND
- ⑩ ON-SITE CURB AND GUTTER
- ⑪ 2' WIDE CURB CUT
- ⑫ SWIMMING POOL
- ⑬ DETENTION BASIN ACCESS ROAD
- ⑭ 6' TALL FENCE AROUND DETENTION BASIN
- ⑮ ROLLED CURB AND GUTTER
- ⑯ SEGMENTAL OR CMU RETAINING WALL WITH SOUND WALL ATOP.

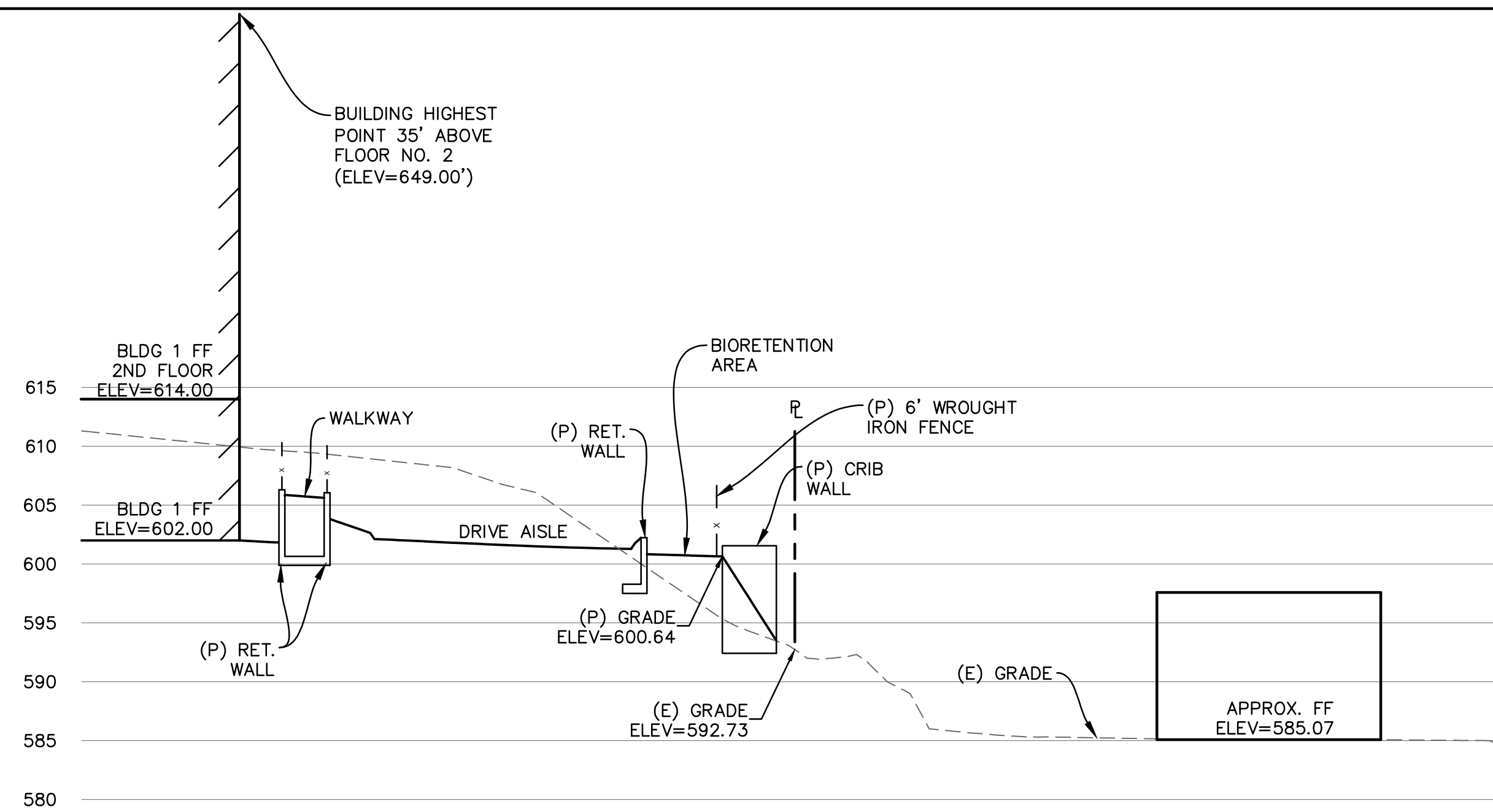
**PAVING LEGEND:**

- AC PAVING
- HEAVY DUTY PCC
- PEDESTRIAN PCC
- DECORATIVE PAVEMENT
- LANDSCAPING  
SEE LANDSCAPE PLANS
- BIORETENTION AREA  
SEE LANDSCAPING PLANS FOR PLANTING
- SLOPE / FLOW DIRECTION  
ARROW

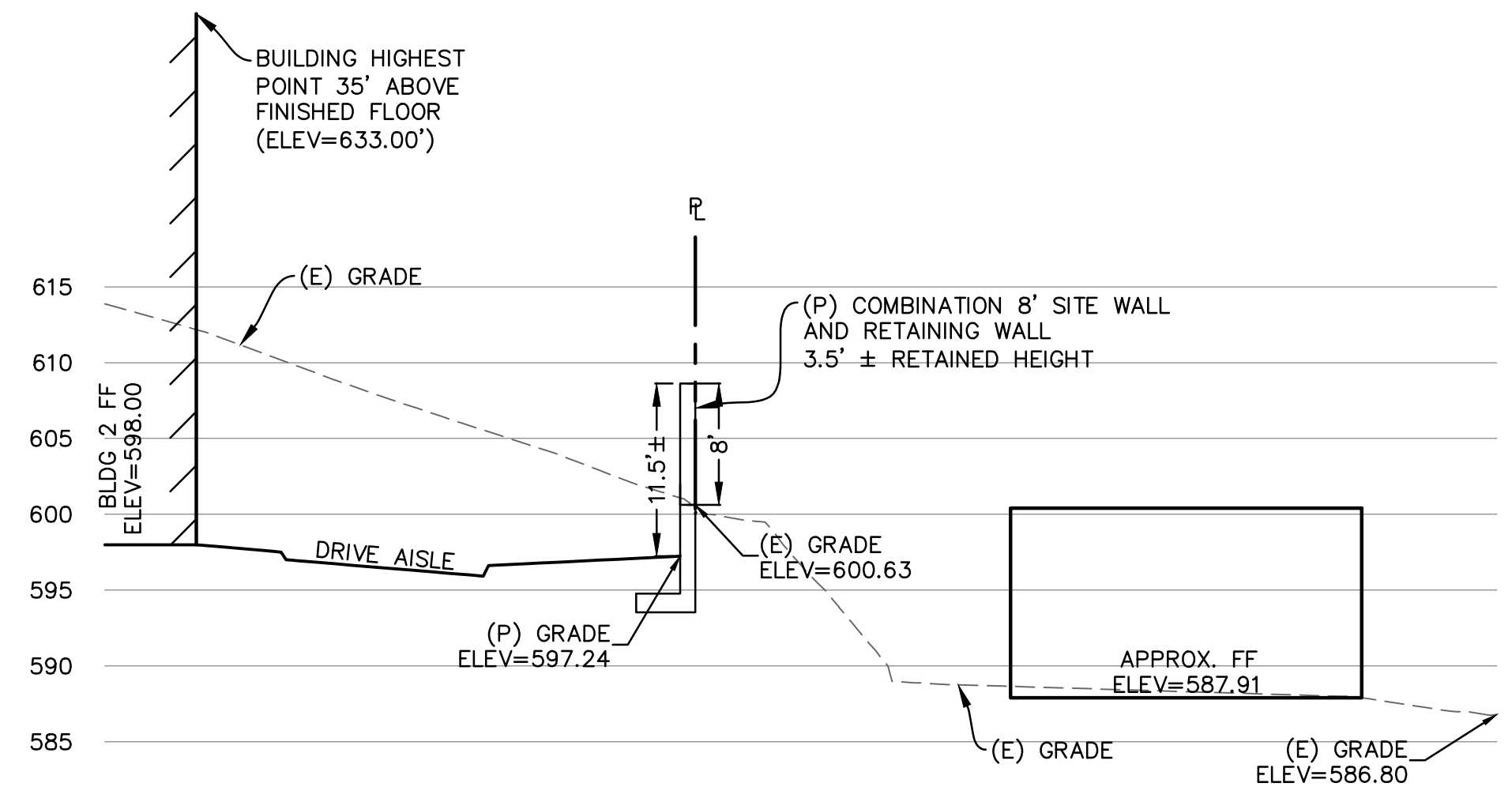


PRELIMINARY RAW EARTHWORK SUMMARY	
CUT:	201,800 CY
FILL:	31,700 CY
NET:	170,100 CY EXPORT
NOTE: EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT SHRINKAGE, EXCESS MATERIALS FROM TRENCHING, AND MISC. UNKNOWN STRUCTURAL SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.	
DISTURBED AREA: 15.0 AC	

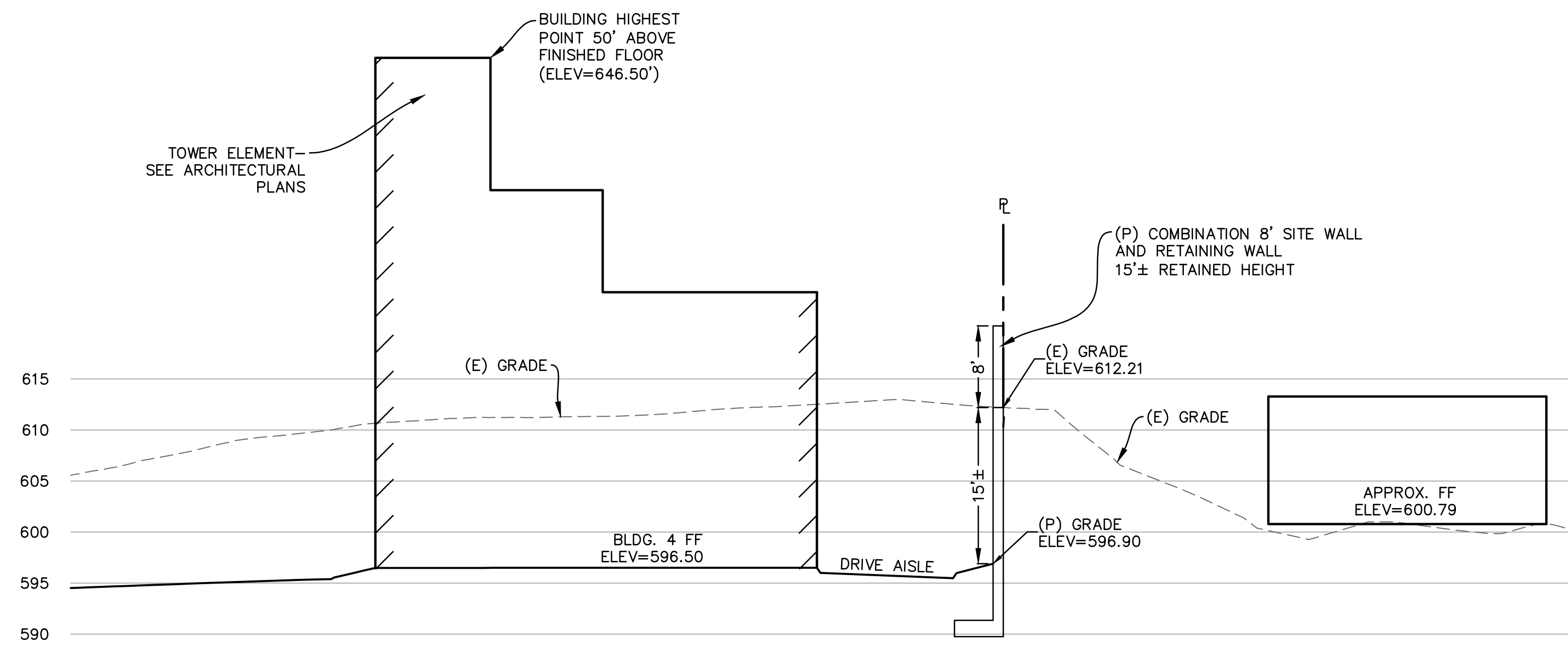
APPROVD	BY	DATE	REVISION	CHECK NO.	BY	DESIGN	BY
						TSM	TSM
						DRAWN	DRAWN
						QUANT.	QUANT.
						0	2
ORIGINAL SCALE IS IN INCHES							
<p><b>PRELIMINARY &amp; NOT FOR CONSTRUCTION</b></p>							
<p><b>ARROWEST PROPERTIES, INC. CA</b> 4020 SIERRA COLLEGE BLVD. # 200 ROCKLIN, CA 95677 VINAL PERKINS 916-284-2555</p>							
<p><b>811</b> Know what's below. Call before you dig. or (800) 227-2600</p>							
<p><b>PRELIMINARY GRADING, DRAINAGE &amp; PAVING PLAN</b></p>							
<p>MONTANO DE EL DORADO PHASE II MASTER PLAN WHITEROCK ROAD &amp; LATROBE ROAD EL DORADO HILLS, CA</p>							
Drawing	Sheet						
of	Total						
	17						
06/08/2021							



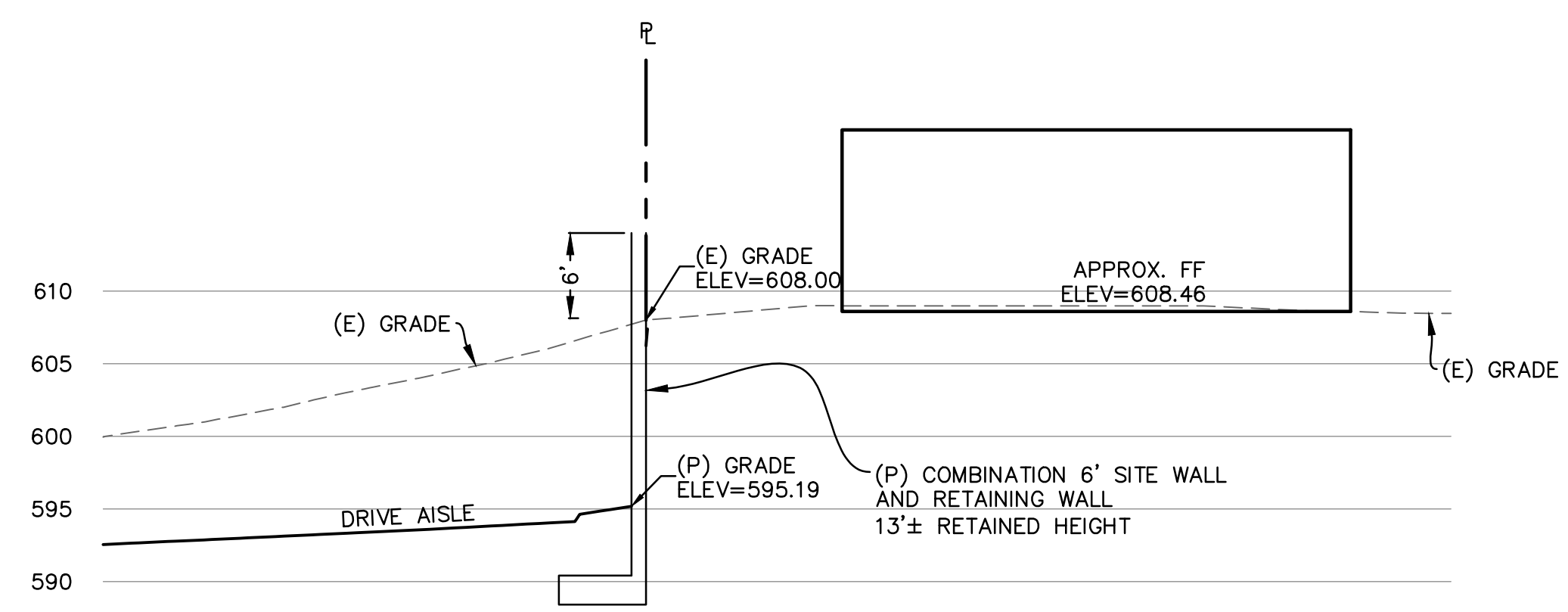
PROFILE OF Alignment A



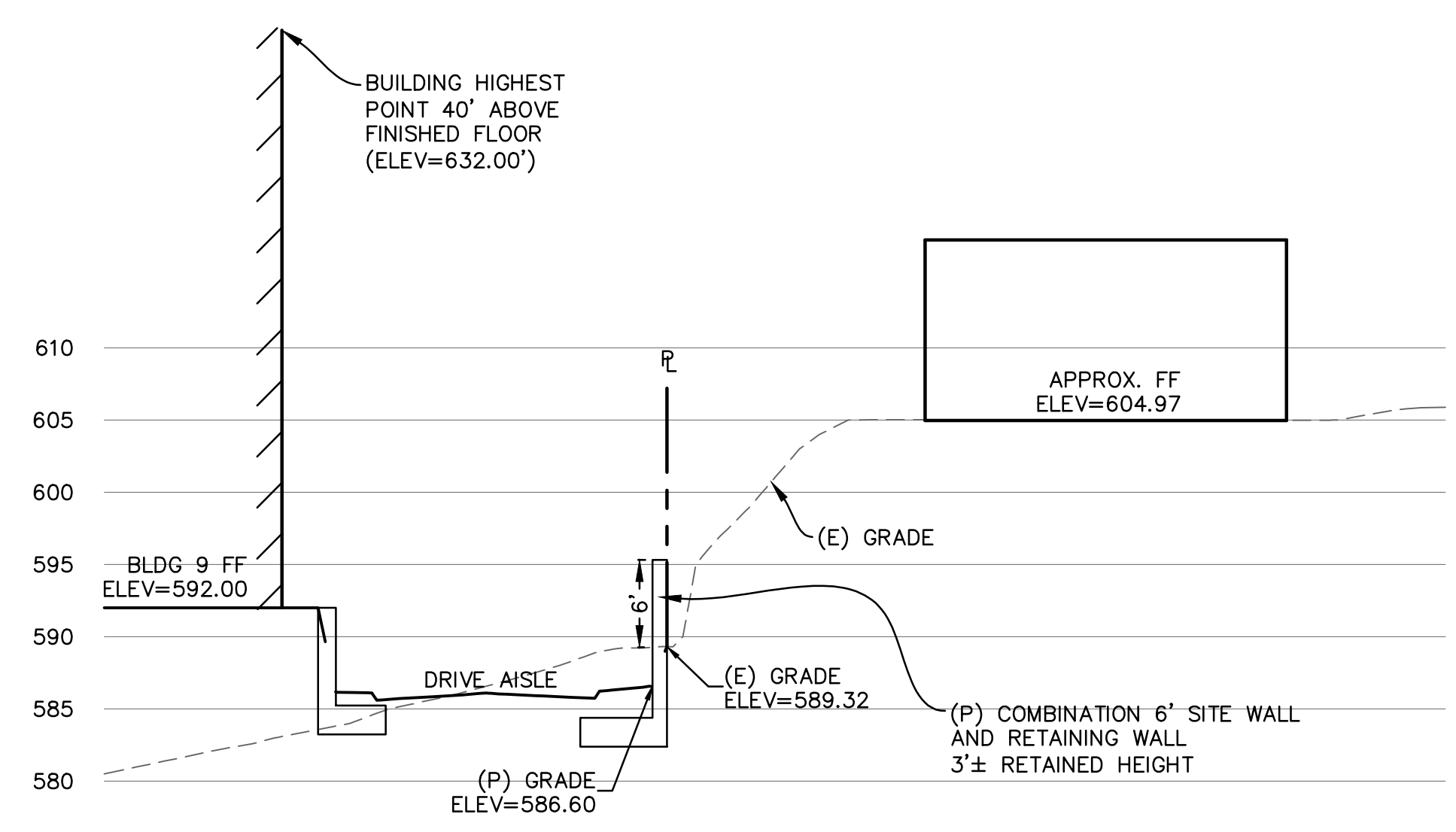
PROFILE OF Alignment - B



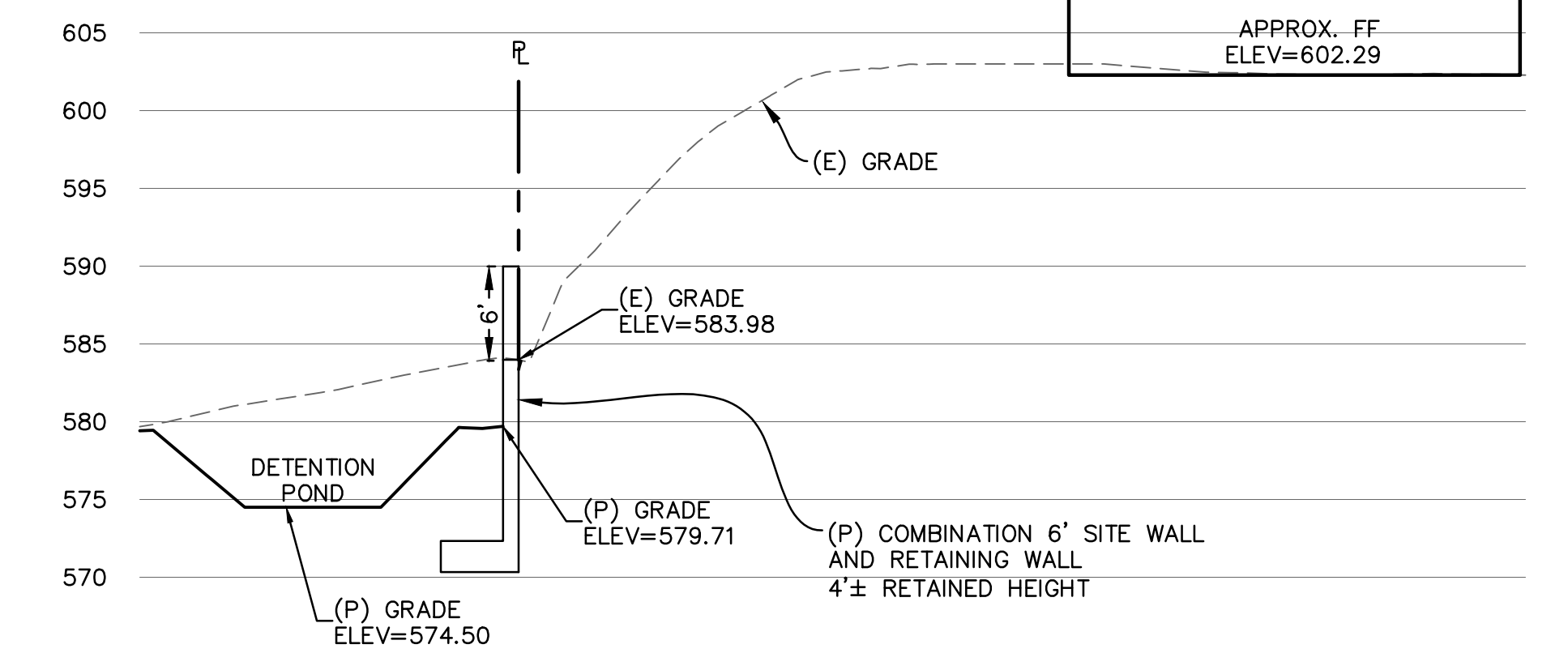
PROFILE OF Alignment C



PROFILE OF Alignment D



PROFILE OF Alignment E



PROFILE OF Alignment F

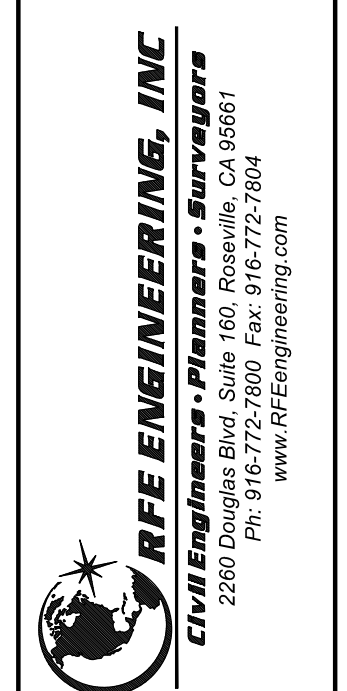
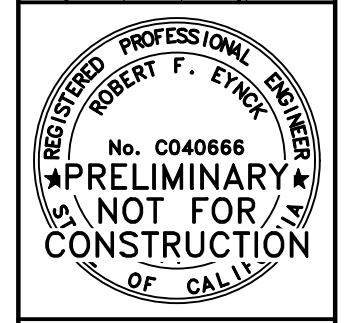
**SCALES:**  
 HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=10'

REVISION	DATE	BY	APPRVD

CHECK NO.	BY	DESIGN	DRAWN	QUANT.
1	TSM	TSM	TSM	0
2	RFE	RFE	RFE	2

ORIGINAL SCALE IS IN INCHES



**ARROWEST PROPERTIES, INC. CA**  
 4020 SIERRA COLLEGE BLVD., # 200  
 ROCKLIN, CA 95677  
 VINAL PERKINS  
 916-284-2555

MONTANO DE EL DORADO  
 PHASE II MASTER PLAN  
 WHITEROCK ROAD & LATROBE ROAD  
 EL DORADO HILLS, CA

**SECTIONS**

Drawing	Sheet
of	of Total
	<b>C8</b>
	<b>17</b>

06/08/2021

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